

Newfields Planning Board Meeting
October 15, 2015

Attendance: Chairman Jeff Feenstra, Mike Todd, John Hayden, Mike Price, Bill Meserve, Alternate Scott Wachsmuth, Alternate Keith Rowe and Town Planner Clay Mitchell. Absent from the meeting was Dave Edgerly and Jamie Thompson.

Chairman Feenstra called the meeting to order at 7pm.

Preliminary Discussion- Walter Cheney-283 Piscassic Rd.

Walter Cheney was before the board to discuss several ideas he has with regard to developing 283 Piscassic Rd. He recently purchased the 26 acre property formerly owned by Dona Morrill.

Clay informed the Board that in 2012 the property was subdivided and a variance was granted to allow 196 feet of frontage on the newly subdivided lot.

Mr. Cheney stated the existing building is 48' x 60' on a slab. The home has 6 bedrooms and has been divided into two apartments. The middle of the building is a heated garage. Zoning does allow him to legally convert the home to a duplex.

Mr. Cheney had several ideas:

- Convert the home into a duplex or 2-3 apartments
- Convert the heated garage 20 x 20 with a bathroom to an apartment
- Donate the land on the other side of the river to the town
- Create a couple house lots with no roads, 3 units in the existing house and 1 unit in the garage all with a shared driveway
- Build elderly housing units

John Hayden said that the board would need more definitive information before making any suggestions. There are some clear issues with that lot including frontage and the river. A conservation subdivision may be conducive to this property and it may or may not involve building a road. Judgments should only be made on facts.

According to Mr. Cheney the property will be surveyed soon. He understands that he has to have wetlands surveyed, topos, and soils and septic addressed.

Mike Price commented that he can appreciate the owner not wanting to build a road but it would be a problem with several units using one shared driveway.

Bill Meserve would like to see over 55 housing as proposed in the master plan. Not many developers want to build small units for owners 55 and older.

Mr. Cheney knows he would need to talk to the fire chief about any plans he has. He is thinking 10 2-bedroom units if he builds elderly housing. He wants to make good use of the land. He would also like to access the land on the other side of the river if possible.

John Hayden stated that currently the bridge on Cuba Rd is closed and the town does not wish to repair it.

Mr. Cheney is in the process of fixing up the left side of the home to rent. He has no timetable. He will get the survey done and eventually return to the planning board.

The Board was deeply saddened to hear of Dave Edgerly 's resignation from the Board. The Selectmen will need to appoint a new member.

Master Plan Update

Clay stated that all edits have been made from last month's meeting. The master plan update was noticed in the newspaper. All six chapters were reviewed and textural amendments were made.

A motion was made by Bill Meserve and seconded by Mike Todd to adopt the master plan as amended. All were in favor and the motion carried.

Proposed Zoning Changes

Floodplain Ordinance- to be changed as specified by NH Office of Energy & Planning.

Accessory Use Apartments- the Board proposed changing the language to allow new owners of a property with an in-law apartment to continue the use. The new owners would need to go before the ZBA for a continuance.

A motion was made by Bill Meserve and seconded by Mike Price to adjourn the meeting at 8:23pm. All were in favor and the motion carried.

Yours Truly,

Sue McKinnon